



## SETBACKS FOR SOLAR COLLECTORS

### In Front & Exterior Side Street Setback:

Allowed only if no more than 30 inches above grade (Like a first floor grade). No zoning setback.

### In Interior Side Setback:

- In front half of the lot and front 50 feet of side yard setback: same as in front setback.
- Beyond the front half of the lot and front 50 feet same as front setback if no higher than 30 inches above grade. If over 30 inches but not over 12 feet high, 3 feet from property line (same as accessory buildings.)

### In Rear Setbacks:

Same as front yard if no higher than 30 inches above grade. If over 30 inches but not over 12 feet high, 3 feet from property line. Collectors also may not cover more than 50% of the required yard.

### In Rear Setbacks, Corner Lot:

Same as other rear yard setbacks except that no collector over 30 inches above grade is permitted in the exterior half or exterior 75 feet of required yard (whichever is less), as measured from the property line of the exterior side.

### Within the Main Building Envelope (Beyond Setbacks):

Same height limit as main building however, when mounted on buildings it can be no more than 5 feet above the highest point of the roof (Zoning Ordinance 462[i]). (However, collectors are limited to 12 feet in height on accessory buildings in interior side and rear setbacks.)

### Site subject to Special Area Designator:

If the site contains a Special Area Designator (J, B, D, or S) and has no approved Site Plan or Use Permit, a Waiver of the Site Plan Review requirements may be necessary before a building permit for the proposed solar panels can be issued.

If the subject parcel has an approved discretionary permit, the proposed solar panels shall be in compliance with that particular discretionary permit. Planner shall verify that the proposed project is consistent with the approved plot plan and that all pre-building permit conditions of the approved discretionary permit have been satisfied.

If the proposed solar panels are within a Planned Development area, HOA approval may be necessary before a permit for the proposed solar panels can be issued.